

Section 28

B-1 NEIGHBORHOOD SERVICE DISTRICT

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28.010 Intent.

A. The intent of the B-1 neighborhood business district is to provide for small retail and service activities frequently required by neighborhood residents on a day-to-day basis, while still maintaining a residential character.

28.020 Permitted uses.

A. Principal activities shall be limited to those which are completely enclosed within a building not larger than five thousand (5,000) square feet in gross floor area. Accessory activities such as play areas associated with day care centers and patio dining areas for restaurants shall be permitted outdoors subject to approval by the appropriate reviewing authority.

B. Permitted uses in the B-1 district are as follows:

1. Principal Uses.

- Apartments located on the second or subsequent floors
- Day care centers
- Essential services (Type I)
- Food stores, such as grocery stores, bakeries, etc.
- Personal and convenience services
- Restaurants (exclusive of drive-ins)
- Retail uses

2. Conditional Uses.

- Automobile service stations
- Churches
- Essential services (Type II)
- Professional and business offices
- Restaurants serving alcoholic beverages
- Any use, except casinos, approved as part of a planned unit development subject to the provisions of Section 54

3. Accessory Uses.

Fences
Other buildings and structures typically accessory to permitted uses
Refuse containers
Signs, subject to Section 65
Temporary building and yards incidental to construction work
Parking areas as required by Section 47.

28.030 Lot area and width.

Lot area for the B-1 district shall be adequate to provide for required yards and off-street parking, but in no case less than five thousand (5,000) square feet and fifty feet (50') in width.

28.040 Lot coverage.

In the B-1 district, the entire lot, exclusive of required yards and parking, may be occupied by the principal and accessory buildings.

28.050 Yards.

Every lot in the B-1 district shall have the following minimum yards:

Front yard	25 feet
Rear yard	20 feet
Side yards	8 feet

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

28.060 Building height.

Maximum building height in the B-1 district shall be thirty-eight feet (38') for buildings with roof pitches of 3:12 or greater, and thirty-two feet (32') for buildings with flat roofs or with roof pitches of less than 3:12, except when adjacent to an R-S, R-1, R-2, R-2a, or R-3a district wherein the height shall not exceed the allowable height established for the adjacent district.